



TAILOR MADE

SALES & LETTINGS



Guphill Avenue

Whoberley, Coventry, CV5 8BA

Asking Price £210,000



ANOTHER PROPERTY SOLD BY
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Tailor Made Sales and Lettings are delighted to bring to market this attractive, traditional, single bay fronted terraced property, tucked away on a peaceful no through road, enjoying pleasant views onto Woodland and backing onto allotments.

The property is not overlooked, with a large rear garden, rear vehicular access and a single detached garage. There is a huge amount of potential to extend and modernise throughout, creating your own stamp on this lovely family home.

The Guphill is conveniently located on the edge of several areas, at the end of Broad Lane a short distance from Allesley Park and its huge range of local amenities, Hersall Common, Earlsdon and its excellent cafe culture and nightlife, as well as a short walk to Canley Train Station with direct links to Birmingham and London.

The ground floor accommodation comprises an entrance hallway, front lounge, overlooking woodland, dining room to the rear and kitchen.

The first floor comprises a family bathroom, two good sized double bedrooms, both enjoying pleasant views and a good sized single bedroom.

There is a good sized frontage, ideal for a driveway and an excellent sized rear garden and detached single garage.

Property Summary

Entrance Hallway

Doors to all ground floor rooms, central heating radiator and stairs to the first floor.

Lounge

Double glazed bay window to the front elevation, central heating radiator and electric fire.

Dining Room

Double glazed window to the rear, gas fire and central heating radiator. Scope to be knocked through to the kitchen, to create a large open plan area.

Kitchen

A basic selection of units, stainless steel sink drainer, space for appliances and built in unit. Double glazed window and door to the garden.

First Floor Landing

Doors to all three bedrooms and the bathroom

Bedroom One

Double glazed window to the front elevation overlooking woodland and central heating radiator.

Bedroom Two

Double glazed window to rear elevation and central heating radiator.

Bedroom Three

Double glazed window to the front elevation and central heating radiator.

Bathroom

A tiled bathroom, comprising a white suite including a bath with shower over, wash hand basin, WC, radiator and double glazed window.

How to Make an Offer

We will require the following information before we can advise our clients to accept or reject your offer:

Tel: 024 76939550

- Full proof of up to date deposit funds (by way of bank statement, bank screenshot, building society book or solicitors letter)
- Should your deposit funds be coming from equity within your sale we require a memorandum of sale confirming your sale agreed price and an up to date mortgage statement outlining your redemption figure
- Should your offer be a full "cash" offer we require proof of the full amount or a solicitors letter
- Proof of your mortgage decision in principle (must have a recent date, full names and loan to value ratio)
- Details including name, address, telephone number and email of who is arranging your mortgage (i.e. brokerage or direct bank)

Should you have any question on the above please contact us.

Agents Disclaimer

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point of which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are

contemplating travelling some distance to view the property.

The measurements indicated are supplied for guidance only and as such must be considered incorrect.

Please note we have not tested the services, or any of the equipment or appliances in this property, accordingly we advise prospective buyers to commission their own survey or service reports before finalising the purchase.

These particulars are issued in good faith but do not constitute representations of fact, or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

Money Laundering Regulations

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulators, will be appreciated and assist with the smooth progression of the sale.



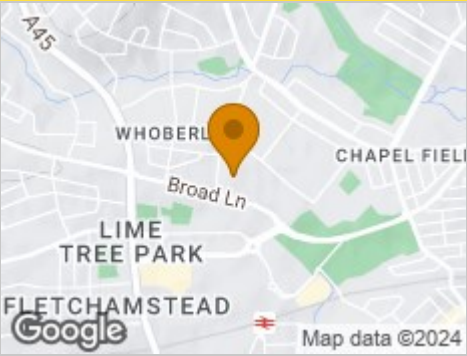
Road Map



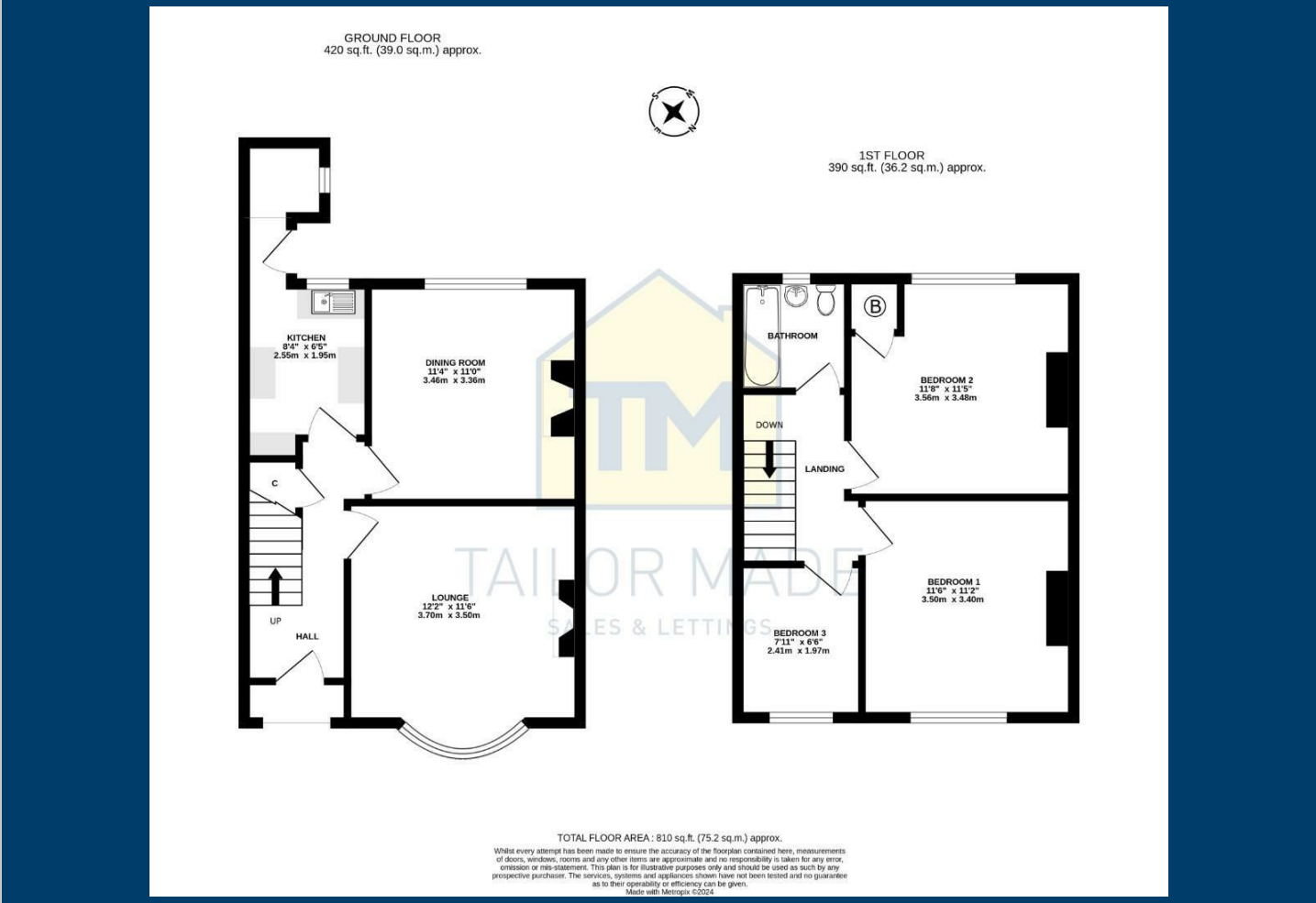
Hybrid Map



Terrain Map



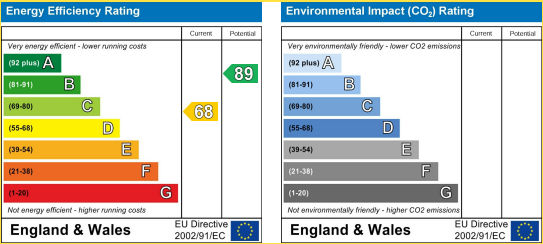
Floor Plan



Viewing

Please contact our Tailor Made Sales & Lettings Office on 024 76939550 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.